Come Into the Country—And Have a Home of Your Own

Cost of Construction, \$17,000

Architect's Specifications

Additional Equipment

The following items are not included in the architect's construction speci-fications and should receive consideration. The concerns named will be pleased to supply all details and costs.

Water Supply, Screens and Weather Strips, Mantels, Shades and Awnings and Coal Range.

Decorations and furnishings-W. & J.

Sloane.

Electrical appliances — Appliance Distributing Corp.

(Estimate—Washing Machine, Ironing Machine, Dish Washer, Vacuum Cleaner—\$189.)

Financing—The Franklin Society.

Sarbage Receiver—The Majestic Co. Heat Regulation — Minneapolis Heat Regulator Co.

lack of judgment.

permanent features that go to make up

the room, which are in the majority of

Sheet Metal
Gutters and leaders ... Galv. iron
Flashings ... Toncan metal
Plumbing

Rough plumbing,
Galv. iron and cast iron
(Natl Steel Tube or equal)
Finished plumbing,
Exposed work, bruss, nickel plated
Flumbing fixtures,
Vitreous chima and enameled ware
(J. D. Johnson Co. or equal)

Lanscaping-Pentecost & Martin. (Estimate \$950.) Lighting Fixtures-Dale Lighting Fix-

Seeds-Carter's Tested Seeds,

(Estimate \$242.46.)

Refrigeration-Bohn Refrigerator Co.

Sewage Desposal—The Kaustine Co.

Many Vexing Problems Rise In Selecting Site for Home

Sometimes Details Are Overlooked Which at the Start Seem Simple but Often Add Largely to the Cost of Home Building Operation

Of Tucker & Lewis

Many troublesome problems confront the prospective house owner and builder in the selection of his plot and the placing of his buildings on it. The cost of the plot, the general locality, the natural surroundings, the proximity

Bought a Rock for Home Site

A case comes to mind of an owner A case comes to mind of an owner who planned an attractive home on a rlot which cost very little money, but when the house was located and started the cellar had to be carved out of solid rock at a cost which exceeded the original price of the lot.

Loose rock is an asset when it can be used to advantage for the foundation walls, as rubble stone walls are considerably cheaper than concrete or brick, but bedrock means extra cost and delay.

Choose the site carefully with regard to the natural drainage. Remember that it is much easier to lead the water away than to keep it out, and a little additional expense for tile pipe to drain the cellar walls sometimes pays big dividends. Some houses were built in a nearby suburb on plots which sloped sharply away from the house toward the street. When occupied all developed wet cellars. A great deal of unnecessary annoyance and expense for waterproofing could have been avoided by some drain pipe to lead the water away, which could have been installed at small expense while the work was in progress, but in order to keep down the cost this was not done, and the owner paid, several times over, finally, to cure the trouble. In building as in everything else, "an ounce of prevention is worth a pound of cure."

Sewage Disposal Important

The question of sanitary drainage is solved, as every one knows, when sewers are to be had, but a large proportion of suburban territory available for the home builder is not served by sewers, and cannot be for many years. This brings up the question of sewage disposal, which is at best a trouble some one.

Wherever possible the most satisfactory solution of this is some system of septic tanks and drainage fields. But there are many cases, and especially in connection with the small where are many cases, and especially in connection with the small where are many cases, and especially in connection with the small

the natural surroundings, the proximity of friends and schools, the convenience of transportation to and from his business, etc.—all these are obvious and will be settled upon by the individual with a view to his particular requirements and preferences.

There are other factors entering into the problem, however, which are not so apparent and which are easily overlooked under the spell of the enthusiastic and convincing salesman.

If there is rock underlying the proposed site, if there is natural drainage, if the conditions of the soil are such that it readily absorbs or drains off ground water—all these are of primary importance to the man who proposes to build and affect not only his comfort and satisfaction, but his pocketbook. Also these are matters which mean little to the inexperienced owner until he has had his lesson.

Here is trouble, expense and a real menace to health.

Let the cesspool be dug deep enough to reach well the cash well.

Let the cesspool be dug deep enough to reach well the cash well the cash well the cash well the cash well and gravel, and the walls back, filled with sand, gravel and einders, even at the expense of some other feature of the house, and you will find it paying dividends in freedom from annoyance and expense long after the extra cost is forgotten. In matters of drainage and sanitation do not be "penny-wise" in the beginning.

Whenever possible the architect should be chosen before the plot is selected. His judgment should be invaluable in locating the house and advising in all matters of foundation, drainage, etc., because they are every-day problems for him. In this, as in many other questions which come up in house building, do not pare down your "first cost" too closely. You will find your architect's preliminary judgment should be incompleted to the inexperienced owner until he has had his lesson.

Bought a Rock for Home Site

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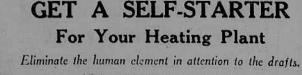


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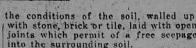


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FIRST FLOOR PLAN

Ceilings, Walls, Woodwork and Floors Should Form

Wherever possible the most satisfactory solution of this is some system of septic tanks and drainage fields. But there are many cases, and especially the solution of the solution of the solution of the system of spee, soil conditions and cost. The common substitute for a septic system is ple jacking cesspool, which is in a deep well, varying in size and depth upon the population of the house and when the population of the house and proposed in the population of the house and proposed in the population of the system is ple jacking cesspool, which is in a deep well, varying in size and depth upon the population of the house and the control of the country.

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tion to having the lot and proposed build-

SEGOND FLOOR PLAN

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Bungalow Plans Coming

cases the ceiling, walls, woodwork and floor, and our purpose is to try with color to unite these features into a Good construction, large, shingled, 2,190 barmonious scheme which will help to sceure a durable, sanitary and decorative result.

Upon entering a house one is often impressed with the fact that there has

two entering a house one is often the service result.

Upon entering a house one is often the service of the service of the side walls or backgrounds of the different rooms. As the walls furnish the foundation upon which all of the different rooms. As the walls furnish the foundation upon which all of the different rooms. As the walls furnish the foundation upon which all of the different rooms. As the walls furnish the foundation upon which all of the different rooms. As the walls furnish the foundation upon which all of the different rooms. As the walls furnish the foundation upon which all of the different rooms. As the walls furnished the foundation upon which all of the different rooms. As the walls furnished the foundation upon which all of the different rooms. As the walls furnished the foundation upon which all of the different rooms. As the walls furnished the foundation upon which all of the different rooms. As the walls furnished the foundation upon which all of the different rooms. As the walls furnished the foundation upon which all of the different rooms. As the walls furnished the foundation upon which all of the different rooms. As the walls furnished the foundation upon which all of the different rooms. As the walls furnished the foundation upon which all of the different rooms. As the walls furnished the foundation upon which all of the different rooms. As the walls furnished the foundation upon which all of the different rooms. As the walls furnished the foundation upon which all of the different rooms. As the walls furnished the foundation upon which all of the different rooms. As the walls furnished the foundation upon which all of the different rooms. As the walls furnished the foundation upon which all of the different rooms. As the walls furnished the foundation upon which the wall of the foundation upon which the foundation upon which the wall of the foundation upon which all of the f

Question Box for Home Builders

The Tribune will answer, either through

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Novel and Personal Plan Feature of This Cozy House

Homestead Can Be Individual and Up to Date Without Cheesebox Columns and Cornices Over Every Horizontal Opportunity, as Shown This Week

the home shown this week gets its force by using ornament only where ornament will tell.

The entrance has a hood supported on refined brackets and sheltering a bench with prim knob-on-a-stick trees in tubs each side. The wing at the front has flowers for ornament, for it is obviously the sun room. Aside from a leader head the rest of the effect is due to masses and well-proportioned intervals. The spacing, shape and size of every window are studied, and the house bears evidence from as far away as it can be seen of close, intelligent application. No one but art architect would have dared use so small a cornice, yet with one appreciably larger the whole composition would be commonplace and cheap. Note the cornice returns on the ends and the lines carried across the gable very flat in between.

The house has a novel and personal plan.

Large Living Room Feature
There is a huge living room, the feature, with the most intimate sort of inglenook, but this inglenook has no trace of that angular, meant-to-look-atonly, warning—guaranteed to break anybody's back who violates it." The "sun room" is another name in this case for inclosed porch, that is, a twelve-month porch, for it is heated as well.

A small reception hall, entered from a fear anger and storerooms are well ighted and disposed.

Two Fireplaces for Logs

Returning to the dining room, the arrangement shown is optional. Some mighted and disposed.

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The fire is understowed in the dining room and ivertice is a thing room, but the effect indicated is quite attractive, as it works out well. There is but one chimney for the entire is but one chimney for the bediaces of both dining room and living room, but the effec

By William John Cherry,

Architect

That a house to be individual and up to date must have cheese-box columns and a cornice four feet wide over every horizontal opportunity is here disapproved.

This house is a model of restraint. And, by the way, restraint doesn't mean absence of ideas but rather the selective use of copious ideas. Hence the home shown this week gets its force by using ornament only where ornament will tell.

The entrance has a hood supported on refined horself and the supported or refined horself and the support of the support

a twelve-month porch, for it is heated as well.

A small reception hall, entered from a stone porch vestibule, connects living room and sun porch. The stairway is what many very much approve of. Leading to bedrooms only, it is slightly withdrawn, and has another advantage

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